

NON-SDP RESIDENTIAL PLOT PLAN REQUIREMENTS

Effective May 1, 2004, the following Non-SDP Residential Plot Plan requirements must be adhered to:

NON-SDP RESIDENTIAL PLOT PLAN REQUIREMENTS Applies to Residential Projects without Current Approved Site Development Plans (SDP's)

- Title block identifying the owner, builder, address, date, type house, scale, lot number, north arrow, location of property (7 copies);
- Depict house footprint complete with **all** options specific to this permit, including overhangs;
- Show setbacks with dimensions from house to property lines;
- Show finish floor elevation of first floor levels including garage slab;
- Show spot grades at entrances, parking pads in front of garage, 20 feet in front of garage, all house corners and walkout (if any);
- Show existing and proposed contours and swale arrows on all disturbed areas; Identify source of topography;
- Show limits of disturbance and tree removal;
- Indicate percent of grade on private driveway. Maximum 15% cannot be exceeded at any point without approval from the Development Engineering Division of the Department of Planning and Zoning;
- Show paving on site and provide paving section view;
- When crossing a drainage swale in the county right-of-way to create an entrance apron, show design of method proposed to prevent blockage. Pipe size, material, end treatments, size of apron, graded swale, etc.;
- Show all retaining walls. If walls are greater than 3 feet in height, show the setback from the wall to the property line and engineer computations for loads imposed on wall.
- Plot plan shall include the location of all easements, drainage facilities, property lines, existing onsite structures, building restriction lines, all proposed buildings, and grades and structures of all adjacent properties which would be impacted by, or would impact, this project. Also show all existing and proposed wells, septic easements or septic systems, visible aboveground utilities, etc.

- Show proposed onsite sediment and erosion control measures.

FOR MORE INFORMATION:

Mailing Address:

Dept. of Inspections, Licenses & Permits
Licenses and Permits Division
3430 Court House Drive
Ellicott City, MD 21043
Telephone: (410) 313-2455

Temporary relocation office address:

Dept. of Inspections, Licenses & Permits
Licenses and Permits Division
8930 Stanford Boulevard
Columbia, MD 21045
Telephone: (410) 313-2455

Mailing Address:

Department of Planning and Zoning
3430 Court House Drive
Ellicott City, MD 21043
Telephone: (410) 313-2354

Temporary relocation office address:

Department of Planning and Zoning
Public Service Desk
8930 Stanford Boulevard
Columbia, MD 21045
Telephone: (410) 313-2354